\$470,000 - 7723 82 Avenue, Edmonton

MLS® #E4437345

\$470,000

3 Bedroom, 2.00 Bathroom, 857 sqft Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

ATTENTION INVESTORS AND **DEVELOPERS** Exceptional redevelopment opportunity in King Edward Park. Situated on a massive OVER 5,400 sqft lot, ideally located on a vibrant street, whyte ave known for its diverse restaurants and energetic atmosphere. this charming bungalow offers tremendous potential to build a luxurious single-family home or duplex. Located in one of Edmonton's most sought-after and rapidly evolving infill communities, this property is just steps from Mill Creek Ravine, Campus Saint-Jean, schools, shopping, and within walking distance to the NEW Valley LRT. The main floor features two spacious bedrooms, a full bathroom, and a bright living area, while the basement includes an additional bedroom, 4-piece bath, second living space, SECOND KITCHEN, and a SEPARATE ENTRANCE. This home is ideal for rental income or long-term investment potential. Live in, rent out, or redevelop. Opportunities on a massive lot in a prime location are rare. Don't miss out!!!

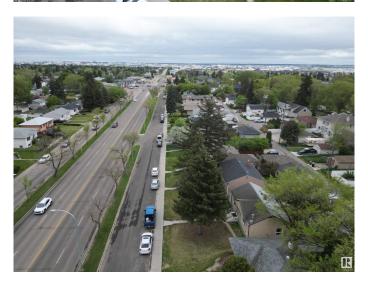
Built in 1950

Essential Information

MLS® # E4437345 Price \$470,000







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 857

Acres 0.00

Year Built 1950

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 7723 82 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0X8

Amenities

Amenities See Remarks

Parking Double Garage Detached

Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed May 19th, 2025

Days on Market 96

Zoning Zone 17

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